



Zoning Administrator NOTICE OF DECISION

Date: August 19, 2015
Applicant: 660/630 Bay Boulevard, LLC
Case No.: DRC-14-12
Site Address: 630 Bay Boulevard, Chula Vista, CA.
Project Planner: Richard E. Zumwalt, A.I.C.P.

Notice is hereby given that on August 19, 2015, the Zoning Administrator considered an Administrative Design Review application and plans filed by Land Solutions, Inc. (Applicant), requesting approval to re-design the existing parking lot and modify the landscaping for the multi-tenant commercial/industrial complex. The Project site is 2.78 acres in size and is located at 630 Bay Boulevard in Chula Vista, CA (Project Site). The Project site has a zoning designation of Industrial-General (IG) of the Bayfront Specific Plan, and a General Plan Designation of Industrial (I). The Project Site is owned by 660/630 Bay Boulevard, LLC.

The Project is a re-design of the existing 147 space parking lot to remove a 2,850 square foot portion of an existing landscape planter to provide 13 new parking spaces, which will increase the total parking lot capacity to 160 parking spaces. Also proposed is the addition of new landscape planting areas, upgrading the existing site landscaping to provide low-water use plants, and provision of low-impact development / water quality features.

The Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 3 Categorical Exemption pursuant to 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. This exemption covers conversion of facilities from one use to another, in this case conversion of a landscaping planting area to parking spaces. Thus, no further environmental review is necessary.

The Zoning Administrator, under the provisions of Chula Vista Municipal Code (CVMC) Section 19.14.582 C, and based on the applicable design guidelines of the Design Manual, has conditionally approved the Project, based upon the following findings:

- 1. That the proposed development is consistent with the development regulations of the Chula Vista Municipal Code, and other applicable regulatory documents;*

The project is consistent with the Zoning Ordinance, Chapter 19 of the CVMC because the project proposes to modify the existing parking lot to increase the number of parking spaces and modify the landscaping for an existing multi-tenant commercial/industrial complex. The re-designed parking lot, parking spaces and landscape planters have been designed to comply with the applicable development standards of the Zoning Ordinance, Design Manual, Landscape Manual and Landscape Water Conservation Ordinance.

2. *The design features of the proposed development are consistent with, and are a cost effective method of satisfying the City of Chula Vista Design and Landscape Manuals.*

The project includes re-design of the existing parking lot and landscape planters to add 13 parking spaces and modify the planting. The existing planting will be upgraded to provide low-water use plants, an upgraded irrigation system, and provision of low-impact development /water quality features. The project has been designed to comply with the applicable development standards of the Design Manual, Landscape Manual, Landscape Water Conservation Ordinance and updated storm water requirements.

CONDITIONS OF APPROVAL

The following conditions of approval shall be satisfied by the Applicant and/or Property owner to the satisfaction of the Director of Development Services Department prior to construction of landscaping improvements for the Project, unless otherwise specified in the conditions of approval:

DEVELOPMENT SERVICES DEPARTMENT:

PLANNING DIVISION:

1. The Project Site shall be improved and maintained in accordance with the DRC-14-12 plans approved August 17, 2015, which include the site plan, grading plan, concept landscape plan, and BMP plan date-stamped May 28, 2015, subject to the following conditions contained herein, and the Zoning Ordinance (Title 19).
2. The Property Owner or authorized representative/Applicant shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on the lines provided below, said execution indicating that the Property Owner and the authorized representative/Applicant have each read, understood and agreed to the conditions and land use operation modifications contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department within 30 days. Failure to return the signed true copy of this document prior to submittal for building permits to the Development Services Department shall indicate the Property Owner's and Applicant's desire that the project, and the corresponding application for building permits and/or a business license, be held in abeyance without approval.

Signature of Property Owner

Date

Signature of Authorized Representative/Applicant

Date

3. Prior to approval of the landscape plans, the Applicant shall pay in full any unpaid balance for the Project, including Deposit Account No. DQ1798.
4. This Design Review Permit authorizes only the improvements specified in the project description for DRC-14-12 included in the project application and plans. Any new improvements, modification/expansion of improvements or other activities not authorized under this Design Review Permit shall be subject to the review and approval of the Zoning Administrator.
5. This permit shall become void if not used or extended within three years of the effective date thereof in accordance with Section 19.14.600 of the Chula Vista Municipal Code. Failure to comply with the conditions of approval shall cause this permit to be reviewed by the City for additional conditions or revocation.
6. Approval of this Project shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of detailed landscape plan approval or approval of this Design Review Permit.
7. If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. The applicant or a successor in interest gains no vested rights by the City's approval of this Design Review Permit.
8. The Property Owner and Applicant shall and does hereby agree to indemnify, protect, defend and hold harmless City, its Council members, officers, employees, agents and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorneys' fees (collectively, "liabilities") incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this design review permit, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this design review permit where indicated, above. The Property Owner and Applicant's compliance with this provision is an express condition of this design review permit and this provision shall be binding on any and all of the Property Owner and Applicant's successors and assigns.

LANDSCAPE ARCHITECTURE DIVISION:

The following conditions of approval shall be satisfied by the Applicant prior to approval of the detailed landscape plan and construction of landscaping improvements for the project:

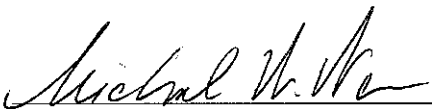
9. The applicant shall submit a complete landscape documentation package prepared by a California Licensed Landscape Architect for review and approval which is in substantial conformance with the Concept Landscape Plan, and designed per Landscape Manual and CVMC requirements. The package should include a detailed landscape plan, irrigation plan and precise grading plan, to the satisfaction of the Land Development Division.

ENGINEERING--LAND DEVELOPMENT DIVISION:

Storm Water Management:

10. The Applicant acknowledges that, pursuant to the NPDES Municipal Permit Order No. R9-2013-0001, new regulations are in effect as of May 2015, which may impose additional requirements on development projects that have not begun construction at that time.
11. Standard permanent Best Management Practices (BMP's) storm water requirements for impervious areas such as parking lots and driveways, and for pervious areas such as landscaping, as specified on Form 5501, shall be incorporated into the project design to the satisfaction of the Land Development Division, and shall be shown on the detailed landscape plans. Provide sizing calculations and specifications for each BMP's. Any structural and non-structural BMP requirements that cannot be shown graphically must be either noted or stapled on the plans.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 19th day of August, 2015.



Michael W. Walker,
Zoning Administrator